

December 8, 1980.

Mrs. Thomas L. Peterson  
RD 1, Box 287  
Millington, Md. 21651

Dear Mrs. Peterson:

Enclosed is a sketch showing your deed description superimposed upon an aerial photograph tracing. I have outlined your farm in yellow on one of the copies and marked in red your common lines with Mr. Bateman. I have also enclosed a copy of the sketch that I sent to Mr. Bateman some time ago.

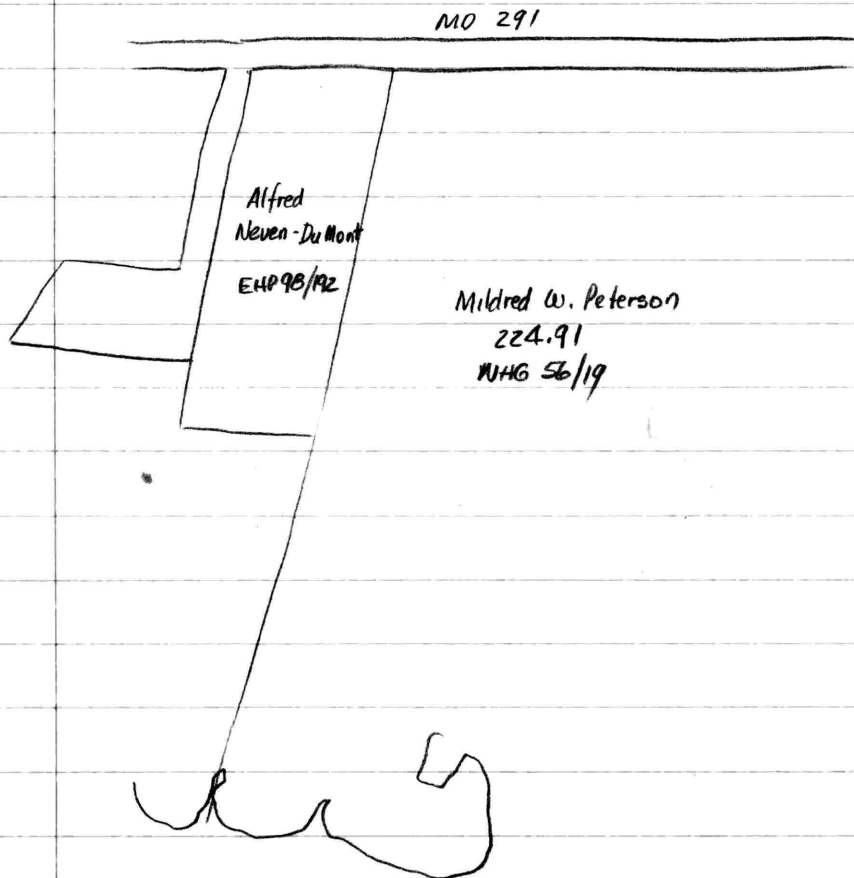
I returned the Bateman deed to him, so I do not have his deed description in my files; but it appears from the drawings that your common boundary is described the same in both deeds. This is rather unusual. Fortunately, it means that there are no discrepancies between deeds that have to be resolved.

I traced the aerial photo and plotted the deed description separately in each case, so you will notice some minor differences between the two sketches. It was extremely difficult to distinguish from the photo the lines between open water and marsh.

If you have any question about any of this, please give me a call.

Sincerely yours,

MAP 30



Peterson - WHG 56/19

Begin E rd. at cor. Spry Farm

w/rd. N 87 1/4° W - 153.8 to Rollison

w/s S 14 1/4° W - 176.76 -

S 13 1/2° W - 138.88 to river

w/s S 82° E - 25.24 -

S 54 3/4° E - 48.20 -

N 77 1/2° E - 12.12 -

N 47 1/2° E - 13.20 -

N 06 1/4° E - 9.20 -

N 31 1/4° E - 9.96 to mouth of Back Creek

w/ Spry farm N 32 1/2° W - 50.24 -  
N 39° E - 42.80 -

N 21 1/4° E - 28.64 -

N 57 1/2° E - 42.36 -

N 41 1/4° E - 79.60 -

N 40° W - 4.52 -

N 20 1/4° E - 119.68 to  
begin

224 A 3R 26 P.

RECEIPT NO. 6821A

(1)

FORM R.W.-21

STANDARD DEED FROM THE STATE ROADS COMMISSION AND THE BOARD OF PUBLIC WORKS OF MARYLAND

This Deed, Made this

day of

JUL 13 1965

in the year

by and between the STATE ROADS COMMISSION OF MARYLAND, acting for and on behalf of the STATE OF MARYLAND, party of the first part; and

John A. Luotkemeyer

J. Millard Tawes, Governor of Maryland, Louis L. Goldstein, Comptroller of Maryland and ~~Thomas S. Miles~~, Treasurer of Maryland, constituting the BOARD OF PUBLIC WORKS OF MARYLAND, party of the second part; hereinafter sometimes called the "GRANTORS"; and

Ralph C. Bateman and Agnes M. Bateman, his wife, Parties of the third part,

hereinafter sometimes called the "GRANTEE(S)".

WHEREAS, the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, has heretofore acquired certain property and rights, situate lying and being in

County(ies),

State of Maryland, and

WHEREAS, the said Commission has constructed, or is about to construct (a) certain State Highway(s) and/or Bridge(s) known and designated as K 229-1-220

Relocated Maryland Route 447-Maryland Route 447 to Maryland Route 291

and,

WHEREAS, the said Commission has prepared, or caused to be prepared, (a) Right of Way Plat(s) designated as State Roads Commission of Maryland's Plat(s) numbered

30740 and 30741

which Plat(s) has (have) been recorded among the Land Records of the aforesaid County(ies) in the appropriate Plat Book, and

WHEREAS, the said Plat(s) show(s) the land, easements, rights and controls of access which have been determined by the said Commission as necessary to be retained by the State for the construction, operation, maintenance, use and protection of the highway(s) and/or bridge(s) constructed, or to be constructed, as aforesaid, and

WHEREAS, the State Roads Commission has agreed, for good and valuable considerations, to convey unto the "GRANTEE(S)" herein, certain land, hereinafter described, which the Commission has determined is no longer needed by it in connection with the construction, operation, maintenance, use and protection of the State Highway System, and

WHEREAS, under the provisions of Section 6, Article 89B of the Public General Laws of the State of Maryland, it is necessary for the Board of Public Works of Maryland to join in the conveyance of any land by the State Roads Commission.

NOW, THEREFORE, THIS DEED WITNESSETH:—That for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first and second parts do hereby grant, convey and quit claim unto

Ralph C. Bateman and Agnes M. Bateman, his wife, their heirs and assigns,

all right title and interest of the State Roads Commission and the State of Maryland, in and to all of the following described

Relocated to Philip's Highway, Jan. 24 1966



lot(s) or parcel(s) of land, situate, lying and being in  
State of Maryland, and described as follows, to wit:—

(2)

Kent

County(ies)

BEGINNING for the same at a point in the Southernmost Right of Way Line of Relocated Maryland Route 447 leading from U. S. Route 213 to Millington, said point of beginning being the intersection of the aforesaid Southernmost Right of Way Line with the extended Westernmost Line of Division of the property owned by Ralph C. Bateman, said point of beginning being situated 50 Ft. measured radially to the right of Station 409+80+ of the Base Line of Right of Way of Relocated Maryland Route 447, as said Base Line of Right of Way is delineated on the State Roads Commission's plat numbered 30740, attached hereto and made a part hereof, running thence and binding along the aforementioned Southernmost Right of Way Line in a Southeasterly direction 70 Ft., thence continuing in a Southeasterly direction 50 Ft., thence continuing in a Southeasterly direction 42 Ft. to intersect the Northernmost Existing Right of Way Line of Existing River Road being 40 Ft. in width, thence binding thereon in a Northwesterly direction 162 Ft. to intersect the aforesaid extended Westernmost Line of Division of the property owned by Ralph C. Bateman, running thence and binding along said Westernmost Line of Division in a Northeasterly direction 5 Ft. to the place of beginning

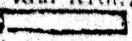
CONTAINING 0.03 ACRES PLUS OR MINUS

BEGINNING for the same at a point in the Southernmost Right of Way Line of Relocated Maryland Route 447 leading from U. S. Route 213 to Millington, said point of beginning being the intersection of the aforesaid Southernmost Right of Way Line of Relocated Maryland Route 447 and the Existing Northernmost Right of Way Line of existing River Road being 40 Ft. in width, said point of beginning being situated 50 Ft. measured at right angles to the right of Station 421+50+ of the Base Line of Right of Way of Relocated Maryland Route 447, as said Base Line of Right of Way is delineated on the State Roads Commission's plat numbered 30741, attached hereto and made a part of hereof, running thence and binding along the aforementioned Southernmost Right of Way Line in an Easterly direction 269 Ft. to intersect the Westernmost existing Right of Way Line of Cherry Lane being 30 Ft. in width, running thence and binding along said Westernmost Existing Right of Way Line by a curve to the right having a radius of 30 Ft. for a distance of 54 Ft. to intersect the Northernmost existing Right of Way Line of existing River Road, running thence and binding thereon in a Northwesterly direction 225 Ft. to the place of beginning

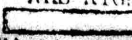
CONTAINING 0.08 ACRES PLUS OR MINUS

BEGINNING for the same at a point in the Southernmost Right of Way Line of Maryland Route 447 leading from U. S. Route 213 to Millington, said point of beginning being the intersection of the aforesaid Southernmost Right of Way Line with the Easternmost existing Right of Way Line of Cherry Lane being 30 Ft. in width, said point of beginning being situated 50 Ft. measured at right angles to the right of Station 424+56+ of the Base Line of Right of Way of Relocated Maryland Route 447, as said Base Line of Right of Way is delineated on the State Roads Commission's plat numbered 30741, attached hereto and made a part hereof, running thence and binding along the aforementioned Southernmost Right of Way Line in an Easterly direction 545 Ft. thence in a Southeasterly direction 75 Ft., thence in a Northeasterly direction 232 Ft. to intersect the Northernmost existing Right of Way Line of existing River Road being 40 Ft. in width, running thence and binding along said Northernmost existing Right of Way Line in a Southwesterly direction 51 Ft., thence continuing in a Southwesterly direction 132 Ft., thence in a Westerly direction 66 Ft., thence in a Northwesterly direction 52 Ft., thence continuing in a Northwesterly direction 457 Ft. to intersect the aforementioned Easternmost existing R/W Line of Cherry Lane thence binding thereon in a Northwesterly direction by a curve to the right having a radius of 30 Ft. for a distance of 52 Ft. to the place of beginning

CONTAINING 0.66 ACRES PLUS OR MINUS

ALL RIGHT, TITLE AND INTEREST of the Grantors in and to the bed of the road shown shaded thus:  lying between Station 409+80+ and Station 412+50+ to the right of the Base Line of Right of Way of Relocated Maryland Route 447, as said Base Line of Right of Way is delineated on the State Roads Commission's plat numbered 30740, attached hereto and made a part hereof

CONTAINING 0.20 ACRES PLUS OR MINUS

ALL RIGHT, TITLE AND INTEREST of the Grantors in and to the Bed of the road shown shaded thus:  lying between Station 417+80+ and Station 424+00+ to the right of the Base Line of Right of Way of Relocated Maryland Route 447, as said Base Line of Right of Way is delineated on the State Roads Commission's plats numbered 30740 and 30741, attached hereto and made a part hereof

CONTAINING 1.38 ACRES PLUS OR MINUS

BEING PART OF THE BED of the road of Old Maryland Route 447 (River Road)

RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, forever, in fee simple, all the Land, together with the appurtenances thereto belonging, or in any wise appertaining, lying between the outermost lines designated "Right of Way Line" as shown and/or indicated on the aforesaid plat(s).



BEING PART OF THE LAND which by deed dated August 28, 1962 and recorded among the Land Records of Kent County in Liber 76, Folio 193 was conveyed with power of Attorney for Edith Lloyd Powell, Estate to the State of Maryland to the use of the State Roads Commission of Maryland See Liber W.H.G. No. 76, folio 193.

BEING PART OF THE LAND which by deed dated March 26, 1963 and recorded among the Land Records of Kent County in Liber JWS 554 Folio 449 was conveyed by the Trustees of the Asbury Methodist Church to the State of Maryland to the use of the State Roads Commission of Maryland See Liber E.H.P. No. 12, folio 540.

BEING PART OF THE LAND which by deed dated April 22, 1963 and recorded among the Land Records of Kent County in Liber 2, Folio 234 was conveyed by Ralph G. Bateman to the State of Maryland to the use of the State Roads Commission of Maryland See Liber E.H.P. No. 2, folio 234.



RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, the right to create, use and maintain on the land shown hatched thus /////// and thus //////// on the above-mentioned plat(s) such drainage structures, stream changes and facilities as are necessary in the opinion of the State Roads Commission to adequately drain the highway and/or adjacent property and such slopes as are necessary to retain the highway and/or adjacent property; it being agreed upon between the parties hereto, however, that at such time as the contour of the land over which this easement is retained is changed so that the easement for slopes is no longer necessary to support the property retained by the State in fee-simple, then said easement for slopes shall cease to be effective.

RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, the right to create, use and maintain on or across the land hereby conveyed and across the adjacent land of the "GRANTEE(S)" such waterways and/or inlets and outlets as are necessary in the opinion of the State Roads Commission for the drainage structures indicated in the legend shown in the left hand corner of the above mentioned plat(s).

RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, the right to create, use and maintain on the land shown cross-hatched thus XXXXXXX on the above mentioned plat(s), such stream changes, inlet ditches, outlet ditches and facilities as are necessary in the opinion of the State Roads Commission to care for whatever drainage structures which may be determined necessary by the State Roads Commission for the above mentioned project.

RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, any and all right whatsoever of the "GRANTEE(S)", their heirs, successors and assigns, of any means whatsoever of ingress or egress between the THROUGH HIGHWAY and the property hereby conveyed across the line which is designated "Right of Way Line of Through Highway", to the end that there never will be any vehicular, pedestrian and/or animal access to or from said THROUGH HIGHWAY and the remaining property of the "GRANTEE(S)" across the lines which are so marked on the above mentioned plat(s) except by means of such public road connections to EXPRESSWAYS or by means of such public and/or private road connections to CONTROLLED ACCESS ARTERIAL HIGHWAYS, as the "COMMISSION" may construct, or permit to be constructed.

RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, any and all right whatsoever of the "GRANTEE(S)", their heirs, successors and assigns, of vehicular ingress or egress between the property hereby conveyed and the highway across that portion of the right of way line which is marked "THROUGHOUT THIS PORTION OF RIGHT OF WAY LINE ALL VEHICULAR ACCESS IS DENIED", to the end that there will never be any vehicular access to or from said highway and the remaining property of the "GRANTEE(S)" across those portions of the said right of way lines which are so marked on the above mentioned plat(s).

RESERVING unto the STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, its successors and assigns, the perpetual right to erect and maintain between October 1st and April 1st of each year, snow fences within 100 feet of the land, hereby retained in fee simple, provided that said snow fences shall not interfere with the construction and use of buildings now erected or hereafter erected or with growing crops.

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations that may have been granted or reserved by former owners of this property or their predecessors in title and/or covenants or restrictions which may have been established with respect to said land by such former owners or their predecessors in title.

SUBJECT TO and excepting from the operation and effect of this deed any and all existing rights now hold or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, hereinbefore described and mentioned, to the extent of the State's right, title and interest thereto, unto and to.

Ralph C. Bateman and Agnes M. Bateman, his wife, their heirs and assigns, in fee simple,

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING.

AND THE GRANTEE(S) HEREIN, by the acceptance of this deed, do hereby covenant and agree, on behalf of themselves, their heirs, successors and assigns, to abide by and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument of writing, it being the intention hereof to perpetuate all of right and privileges retained by the State of Maryland, to the use of the State Roads Commission of Maryland, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and the remaining property of the "GRANTEE(S)" and shall be binding upon the "GRANTEE(S)", their heirs, successors and assigns, forever.



IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto:  
 ATTEST:—

STATE ROADS COMMISSION OF MARYLAND

By: [Signature]

(SEAL)

C. R. Pease  
 Secretary

John B. Funk  
 Chairman and Director of Highways  
 for the State of Maryland

Approved as to Form  
 and Legal Sufficiency

[Signature]  
 Special Attorney

Concurred in by

[Signature]  
 Chief Right of Way Engineer

RECEIVED FOR TRANSFER

This 22<sup>nd</sup> day of Nov. 1965

[Signature]  
 Secretary  
 Supervisors of Assessments  
 Kent County, Md.

ATTEST:



Andrew Heulock Jr.  
 Secretary

John A. Luotkemeyer

[Signature]  
 J. Millard Tawes—Governor of Maryland

(SEAL)

[Signature]  
 Louis L. Goldstein—Comptroller of Maryland

(SEAL)

[Signature]  
 John A. Luotkemeyer—Treasurer of Maryland

(SEAL)

Constituting the BOARD OF PUBLIC WORKS  
 OF MARYLAND.

STATE OF MARYLAND, CITY OF BALTIMORE, To Wit:

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of July in the year 1965, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared John B. Funk, Chairman and Director of Highways for the State of Maryland and acknowledged the foregoing deed to be the act of the State Roads Commission of Maryland, and at the same time made oath in due form of law that he is fully authorized to execute and acknowledge the same.

WITNESS MY HAND AND NOTARIAL SEAL

NOTARY SEAL

My Commission expires July 1, 1967

[Signature]  
 Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, To Wit:

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of July in the year 1965, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
 J. Millard Tawes—Governor of Maryland  
 Louis L. Goldstein—Comptroller of Maryland and  
 John A. Luotkemeyer—Treasurer of Maryland,  
 constituting the BOARD OF PUBLIC WORKS OF MARYLAND, and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland.

WITNESS MY HAND AND NOTARIAL SEAL



My Commission expires July 1, 1967

[Signature]  
 Notary Public

NOV 22 1965

THE FOREGOING

Deed

FILED FOR RECORD AND IS

ACCORDINGLY RECORDED ALONG THE LAND RECORDS OF KENT COUNTY, MD.

IN LIBER

E. 20

NO.

14

FOUR

743 then 797

CLEAR

LEER

14 PAGE 797

